



Hazel Grove, Leek, Staffordshire, ST13 8UU.  
Asking Price Of £235,000

Whittaker Est. 1930  
& Biggs



# Hazel Grove, Leek, Staffordshire, ST13 8UU.

This two bedroom detached bungalow is immaculately presented throughout and is located within a quiet cul de sac location and is nestled on an impressive plot. The property has a driveway to both the front and side, offering off street parking for a number of vehicles, timber workshop with power and light and low maintenance tiered garden to the rear. The property has well equipped contemporary kitchen and bathroom, the addition of a porch to the front and spacious living/dining room.

You're welcomed into the property via the Upvc double glazed porch, through to the kitchen. The kitchen has a good range of fitted units to the base and eye level, integrated Lamona microwave/combo grill, fan assisted oven, space for a washing machine, free standing fridge/freezer, useful pantry store and cupboard housing the Baxi gas fired boiler. The living room has a bay fronted window to the front, ample room for living and dining furniture and feature fireplace. The bathroom has a panel bath, electric Triton shower over, built in cistern and vanity unit with storage. The two bedrooms are located to the rear of the property.

Externally to the frontage is a herringbone blocked paved driveway and paved driveway to the side. The timber workshop is located to the side and to the rear a tiered garden, laid to patio, artificial grass and well stocked.

A viewing is highly recommended to appreciate this homes location, plot size, fixtures and fittings.

## Situation

This bungalow is situated in a popular location to the West End of the town, and within easy reach of the local bus route, town centre and supermarkets. Situated in a cul-de-sac location with far reaching views over the open countryside and beyond.





**Entrance Porch 6' 1" x 3' 1" (1.85m x 0.94m)**

UPVC double glazed door to the side elevation, UPVC double glazed windows to the front and side elevation, lighting.

**Kitchen 13' 11" x 8' 8" (4.24m x 2.65m)**

Range of fitted units to the base and eye level, stainless steel one and half bowl sink unit with chrome mixer tap, plumbing for washing machine, Lamona integral microwave/grill, Lamona fan assisted oven, Lamona four ring stainless steel gas hob, tiled splashbacks, breakfast bar, radiator, space for freestanding fridge/freezer, UPVC double glazed window to the side elevation, UPVC double glazed window to the side elevation, inset downlights, pantry cupboard off with shelving, cupboard housing Baxi boiler.

**Living Room 16' 7" x 9' 9" (5.05m x 2.98m)**

UPVC double glazed bay window to the front elevation, radiator, feature fireplace with composite surround and hearth with electric fire.

**Inner Hall**

Cupboard housing immersion heated tank, radiator, loft access.

**Bedroom One 11' 5" x 9' 9" (3.49m x 2.98m)**

Radiator, UPVC double glazed window to the rear elevation.

**Bedroom Two 8' 9" x 8' 2" (2.66m x 2.50m)**

Radiator, UPVC double glazed window to the rear elevation.

**Bathroom 6' 1" x 5' 5" (1.86m x 1.64m)**

Panelled bath with electric Triton shower over, built in cistern, vanity sink unit with storage beneath, radiator, partly tiled, part aqua boarded, UPVC double glazed window to the side elevation, radiator.

**Outside**

To the front is blocked paved driveway, walled boundary, well stocked borders. To the side is continuation to the driveway, outside water tap, timber workshop with power and light connected. To the rear is patio area, tiered garden with patio and artificial grass, pathways, well stocked borders, sitting area, fenced boundary.





Note:  
Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold













GROUND FLOOR





## Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn left into Stockwell Street, follow this road passing the old church and as the road forks take the left hand fork into West Street. Follow this road for a short distance taking the third turning left into Spring Gardens and continue along which then becomes Beggars Lane, take the first turning left into Hazel Grove where the property is situated on the left hand side, identifiable by a Whittaker & Biggs for sale board

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